

SNAPSHOT of HOME Program Performance--As of 06/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Harlingen**

State: **TX**

PJ's Total HOME Allocation Received: **\$5,303,296**

PJ's Size Grouping*: **C**

PJ Since (FY): **1995**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*			
					Group	C	Overall	
				PJs in State:	37			
<u>Program Progress:</u>								
% of Funds Committed	90.82 %	89.90 %	18	92.82 %	31	31		
% of Funds Disbursed	90.06 %	80.44 %	5	82.38 %	74	77		
Leveraging Ratio for Rental Activities	0.92	3.97	16	4.55	21	17		
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	86.84 %	1	80.69 %	100	100		
% of Completed CHDO Disbursements to All CHDO Reservations***	92.63 %	59.30 %	2	67.01 %	89	92		
<u>Low-Income Benefit:</u>								
% of 0-50% AMI Renters to All Renters	36.36 %	70.51 %	31	79.23 %	3	3		
% of 0-30% AMI Renters to All Renters***	9.09 %	37.19 %	30	44.47 %	3	3		
<u>Lease-Up:</u>								
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	95.69 %	1	93.93 %	100	100		
<u>Overall Ranking:</u>				In State:	20 / 37	Nationally:	29	28
<u>HOME Cost Per Unit and Number of Completed Units:</u>								
Rental Unit	\$42,270	\$13,659		\$24,984	11 Units	6.50 %		
Homebuyer Unit	\$24,048	\$9,177		\$14,192	156 Units	92.90 %		
Homeowner-Rehab Unit	\$27,655	\$29,315		\$20,036	1 Units	0.60 %		
TBRA Unit	\$0	\$3,638		\$3,164	0 Units	0.00 %		

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (292 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Harlingen TX

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$80,951	\$68,566	\$27,655
State:*	\$48,078	\$57,886	\$32,291
National:**	\$86,663	\$70,545	\$22,663

CHDO Operating Expenses:
(% of allocation)

PJ:	3.4 %
National Avg:	1.1 %

R.S. Means Cost Index: 0.76

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	0.0	2.6	0.0	0.0
Black/African American:	0.0	0.0	0.0	0.0
Asian:	0.0	0.0	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.0	0.0	0.0
Asian/Pacific Islander:	0.0	0.0	0.0	0.0

ETHNICITY:

Hispanic	100.0	97.4	100.0	0.0
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HOUSEHOLD SIZE:

1 Person:	9.1	8.4	0.0	0.0
2 Persons:	9.1	14.8	0.0	0.0
3 Persons:	36.4	23.9	0.0	0.0
4 Persons:	18.2	29.7	100.0	0.0
5 Persons:	9.1	12.9	0.0	0.0
6 Persons:	18.2	7.7	0.0	0.0
7 Persons:	0.0	2.6	0.0	0.0
8 or more Persons:	0.0	0.0	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	27.3	23.2	0.0	0.0
Elderly:	0.0	1.3	0.0	0.0
Related/Single Parent:	36.4	20.0	0.0	0.0
Related/Two Parent:	36.4	38.7	100.0	0.0
Other:	0.0	16.8	0.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	18.2	1.3 [#]
HOME TBRA:	0.0	
Other:	0.0	
No Assistance:	81.8	

of Section 504 Compliant Units / Completed Units Since 2001 2

* The State average includes all local and the State PJs within that state


** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Harlingen State: TX Group Rank: 29
 (Percentile)
 State Rank: 20 / 37 PJs Overall Rank: 28
 (Percentile)
 Summary: 1 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 46.46%	92.63	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	36.36	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.25%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.300	1.38	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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